

Table 9.05 --TOTAL TAXES FOR A FAMILY OF FOUR IN A SELECTED CITY IN EACH OF THE 50 STATES AND WASHINGTON, D.C.: 2000

(In dollars and percent. Ranked by total annual taxes. For both homeowners and renters, areas researched are suburban communities surrounding each of the metropolitan areas where families earning \$60,000 annual income reside. Total tax liability for the homeowner is based on an identical home value of \$180,000 in all locations. Mortgage costs are based on a 20% down payment and 8.5% interest for 30 years.). Next, total tax liability has been determined for the renter using an annual rental of \$14,640, or \$1,220 per month in all locations. Taxes included are real estate (for homeowners only), sales; Federal, State and Local income taxes; F.I.C.A. (social security) and ad valorem (registration of motor vehicle) tax. See sources for details]

City	State	Total Annual Taxes of Homeowners			Total Annual Taxes of Renters		
		Rank	Amount	Percent of Income	Rank	Amount	Percent of Income
Anchorage	AK	49	11,932	19.9	51	10,145	16.9
Birmingham	AL	22	13,968	23.3	6	14,511	24.2
Little Rock	AR	20	14,055	23.4	5	14,513	24.2
Phoenix	AZ	45	12,588	21.0	38	12,588	21.0
Los Angeles	CA	39	12,948	21.6	33	13,099	21.8
Denver	CO	46	12,546	21.0	35	12,901	21.5
Stamford	CT	7	14,560	24.3	39	12,249	20.4
Wilmington	DE	44	12,589	21.0	31	13,147	21.9
Miami	FL	47	12,399	20.7	49	11,021	18.4
Atlanta	GA	24	13,943	23.2	15	14,144	23.6
Honolulu	HI	42	12,679	21.1	4	14,543	24.2
Des Moines	IA	19	14,062	23.4	25	13,528	22.6
Boise	ID	34	13,415	22.4	21	13,765	22.9
Chicago	IL	10	14,230	23.8	37	12,638	21.2
Indianapolis	IN	16	14,132	23.6	28	13,390	22.3
Kansas City	KS	21	14,044	23.4	12	14,205	23.7
Louisville	KY	5	14,802	24.7	1	15,311	25.5
New Orleans	LA	40	12,725	21.2	34	12,989	21.7
Boston	MA	23	13,946	23.2	30	13,318	22.2
Baltimore	MD	25	13,895	23.2	8	14,386	24.0
Portland	ME	14	14,201	23.7	24	13,539	22.6
Detroit	MI	6	14,627	24.4	26	13,501	22.5

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		Rank	Amount	Percent of Income	Rank	Amount	Percent of Income
Minneapolis	MN	26	13,816	23.0	23	13,565	22.6
St. Louis	MO	12	14,222	23.7	10	14,319	23.9
Jackson	MS	18	14,087	23.5	20	13,783	23.0
Billings	MT	13	14,206	23.7	16	14,076	23.5
Charlotte	NC	17	14,118	23.5	9	14,382	24.0
Fargo	ND	38	13,186	22.0	45	11,324	18.9
Omaha	NE	8	14,307	23.9	29	13,343	22.2
Manchester	NH	27	13,740	22.9	50	10,316	17.2
Bergen County	NJ	9	14,283	23.8	44	11,443	19.1
Albuquerque	NM	35	13,265	22.1	32	13,135	21.9
Las Vegas	NV	48	12,242	20.4	42	11,560	19.3
New York	NY	1	16,362	27.3	19	13,914	23.2
Cleveland	OH	4	14,981	25.0	13	14,161	23.6
Tulsa	OK	11	14,226	23.7	7	14,462	24.1
Portland	OR	29	13,707	22.8	11	14,228	23.7
Philadelphia	PA	2	15,724	26.2	3	14,717	24.5
Providence	RI	15	14,176	23.6	36	12,743	21.2
Charleston	SC	36	13,237	22.1	22	13,756	22.9
Sioux Falls	SD	41	12,724	21.2	47	11,185	18.6
Nashville	TN	50	11,902	19.8	43	11,541	19.2
Dallas	TX	37	13,225	22.0	46	11,222	18.7
Salt Lake City	UT	33	13,447	22.4	14	14,161	23.6
Richmond	VA	28	13,719	22.9	17	14,057	23.4
Burlington	VT	32	13,565	22.6	40	11,777	19.6
Seattle	WA	43	12,592	21.0	41	11,725	19.5
Milwaukee	WI	3	15,123	25.2	27	13,469	22.5
Charleston	WV	30	13,652	22.8	18	13,987	23.3
Casper	WY	51	11,342	18.9	48	11,171	18.6
Washington, D.C.	(NA)	31	13,622	22.7	2	15,193	25.3

Source: Runzheimer International, U.S. News Releases "Runzheimer Conducts 50-State (Plus Washington DC) Tax Analysis" (May 1, 2000) and "Runzheimer Analyzes Tax Burden Nationwide for Renters" (May 8, 2000).

Homeowners: <http://www.runzheimer.com/corpc/news/scripts/050100.asp>

Renters: <http://www.runzheimer.com/corpc/news/scripts/050800.asp>